147.0	0001	0001.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	967,600 / 967,600
					USE VALUE:	967,600 / 967,600
					ASSESSED:	967,600 / 967,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
53		PINE RIDGE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	POTERE DAVID & SHEHERAZADE
Owner 2:	
Owner 3:	
Street 1:	53 PINE RIDGE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	PAP ANDRAS L -
Owner 2:	BROOKS CYDNEY C -
Street 1:	53 PINE RIDGE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .216 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1921, having primarily Wood Shingle Exterior and 1731 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9412.000	401,700	4,000	561,900	967,600
Total Card	0.216	401,700	4,000	561,900	967,600
Total Parcel	0.216	401,700	4,000	561,900	967,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 559.06 | /Parcel: 559.06

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	96540
GIS Ref	
GIS Ref	
Insp Date	10/13/16

!11484!

PREVIOUS ASSESSMENT

Parcel ID: 147.0-0001-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	401,700	4000	9,412.	561,900	967,600		Year end	12/23/2021
2021	101	FV	390,000	4000	9,412.	561,900	955,900		Year End Roll	12/10/2020
2020	101	FV	430,700	4000	9,412.	561,900	996,600	996,600	Year End Roll	12/18/2019
2019	101	FV	324,000	4000	9,412.	526,800	854,800	854,800	Year End Roll	1/3/2019
2018	101	FV	324,000	4000	9,412.	435,500	763,500	763,500	Year End Roll	12/20/2017
2017	101	FV	324,000	4000	9,412.	400,300	728,300	728,300	Year End Roll	1/3/2017
2016	101	FV	324,000	4000	9,412.	365,200	693,200	693,200	Year End	1/4/2016
2015	101	FV	306,300	4000	9,412.	358,200	668,500	668,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	12:35:41

LAST REV

Date	Time
01/12/21	10:52:23
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 11484

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAP ANDRAS L,	76296-492	1	11/30/2020		950,000	No	No		
STEWART CINDY/R	50469-80		12/14/2007		650,000	No	No		
SLATER SARA J/E	37503-486		12/30/2002		548,500	No	No		
LEICH CHRISTOPH	33394-416		8/3/2001		525,500	No	No		
	18941-420		3/1/1988		228,700	No	No		Y

USER DEFINED

Prior Id # 1:	96540
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/7/2017	1485	Redo Bat	44,530	C				
12/30/2015	1960	Redo Kit	5,050					
1/8/2009	14	Manual	38,170					
1/8/2009	14	Renovate	38,170					renovate attic spa
5/15/2003	358	Redo Kit	15,000	C				re-do bath also

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2021	SQ Mailed	MM	Mary M
10/23/2020	Field Review	DGM	D Mann
10/13/2016	Left Notice	DGM	D Mann
10/13/2016	Measured	DGM	D Mann
10/13/2016	Permit Visit	DGM	D Mann
12/3/2008	MLS	MM	Mary M
11/21/2008	Meas/Inspect	355	PATRIOT
8/3/2005	Permit Visit	BR	B Rossignol
10/26/2001	MLS	MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9412		Sq. Ft.	Site		0	80.	0.75	9									561,889						561,900	

Total AC/HA:	0.21607	Total SF/SM:	9412	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	561,889	Spl Credit		Total:	561,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:	5 - Lino/Vinyl	25	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.31964278
Const Adj.:	1.00475097
Adj $ / SQ:	178.998
Other Features:	83750
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	493514
Depreciation:	91794
Depreciated Total:	401721

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2003
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

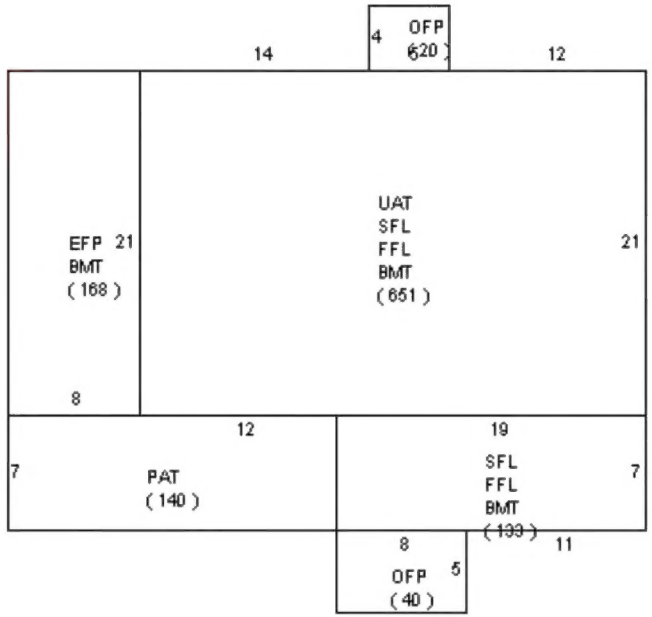
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	196.90
Special Features:	0	Val/Su Net:	131.66
Final Total:	401700	Val/Su SzAd	256.19

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	952	53.700	51,122
FFL	First Floor	784	179.000	140,335
SFL	Second Floor	784	179.000	140,335
EFP	Enclos Porch	168	43.640	7,331
UAT	Upper Attic	163	137.830	22,432
PAT	Patio	140	4.950	693
OFP	Open Porch	60	44.210	2,653

Net Sketched Area:	3,051	Total:	364,901
Size Ad	1568	Gross Area	3539	FinArea	1731
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 147.0-0001-0001.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	14X20	A	AV	1925	23.93	T	40	101			4,000			4,000

More:	N	Total Yard Items:	4,000	Total Special Featues:		Total:	4,000